175.0	0005	0011.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,600 / 927,600
					USE VALUE:	927,600 / 927,600
					ASSESSED:	927,600 / 927,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINTZ JUDITH A
Owner 2:	KLEPPNER ANDREW N
Owner 3:	
Street 1:	161 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,375 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 2150 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8375.000	457,700		469,900	927,600
Total Card	0.192	457,700		469,900	927,600
Total Parcel	0.192	457,700		469,900	927,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.44 | /Parcel: 431.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117527
GIS Ref:
GIS Ref:
Insp Date: 09/20/18

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0011.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	457,700	0	8,375.	469,900	927,600	927,600	Year End Roll	12/18/2019
2019	101	FV	370,700	0	8,375.	463,200	833,900	833,900	Year End Roll	1/3/2019
2018	101	FV	369,500	0	8,375.	355,800	725,300	725,300	Year End Roll	12/20/2017
2017	101	FV	369,500	0	8,375.	335,600	705,100	705,100	Year End Roll	1/3/2017
2016	101	FV	369,500	0	8,375.	308,800	678,300	678,300	Year End	1/4/2016
2015	101	FV	368,400	0	8,375.	288,600	657,000	657,000	Year End Roll	12/11/2014
2014	101	FV	368,400	0	8,375.	265,800	634,200	634,200	Year End Roll	12/16/2013
2013	101	FV	368,400	0	8,375.	265,800	634,200	634,200		12/13/2012

!13674!

PRINT

Date	Time
12/11/20	03:35:54

LAST REV

Date	Time
10/02/18	09:46:21
apro	
13674	

USER DEFINED

Prior Id # 1:	117527
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
C & F REALTY CO	26997-98		1/17/1997		327,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2014	1517	New Wind	8,200					Install 7 replacem
2/13/2013	210	Solar Pa	27,321					
9/19/1996	484		115,000					ADD 35X53 NEW HOUS
9/4/1996	450		3,500					DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Inspected	CC	Chris C
8/25/2018	TTL REFUSAL	HS	Hanne S
10/18/2008	Meas/Inspect	201	PATRIOT
2/14/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
5/8/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8375		Sq. Ft.	Site		0	70.	0.80	6									469,874						469,900	

Total AC/HA: 0.19226 | Total SF/SM: 8375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,874 | Spl Credit | Total: 469,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10565996
Const Adj.:	0.99989998
Adj $ / SQ:	138.194
Other Features:	97023
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528501
Depreciation:	70819
Depreciated Total:	457682

COMMENTS

PDAS SINK BATH.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

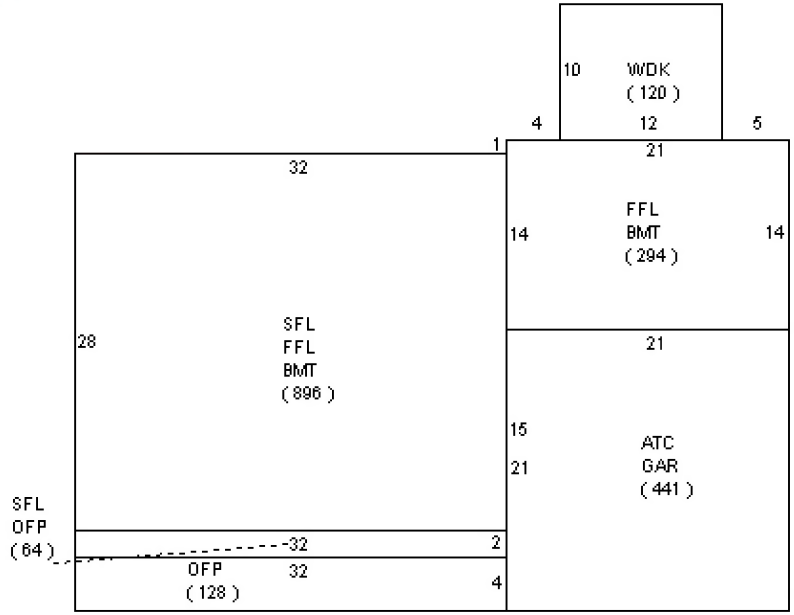
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.01
Special Features:	0	Val/Su Net:	107.77
Final Total:	457700	Val/Su SzAd	198.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	41.460	49,335
FFL	First Floor	1,190	138.190	164,450
SFL	Second Floor	960	138.190	132,666
GAR	Garage	441	20.670	9,114
OFP	Open Porch	192	25.090	4,818
ATC	Attic	154	138.190	21,330
WDK	Deck	120	14.330	1,720
	Net Sketched Area:	4,247	Total:	383,433
Size Ad	2304.3499	Gross Are	4534	FinArea 2150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

175.0-0005-0011.C

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	